

**District VI Advisory Board**  
**Minutes**  
[www.wichita.gov](http://www.wichita.gov)

**Monday**  
**March 3, 2008**  
**6:30 p.m.**

**Evergreen Recreation Center**  
**2700 N. Woodland**  
**Lounge Clubroom**

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The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Recreation Center Lounge Clubroom 2700 N. Woodland. District VI councilwoman led the meeting with nine (9) District Advisory Board members in attendance, six (6) city staff and ninety-four (94) members of the public who signed in.

**Members Present**

Jaya Escobar  
Janet Miller  
Bob Schreck  
Pat Randleas  
C. Bickley Foster  
Bob Aldrich  
John VanWalleghen  
Carol Skaff  
Marsha Carr

**Members Absent**

Stacie Longwell  
Charlie Claycomb

**Staff Present**

Officer Mallard, Patrol North  
Officer Carlson, Patrol South  
Mark Stansberry, Housing  
Terri Dozal, Neighborhood Assistant\  
Bill Longnecker, Planner  
Mike Vinson, Transit

**Guests**

Listed at end

**Council Member Fearey** called the meeting to order at 6:32 p.m. welcoming everyone and asked members to introduce themselves and state their representation on the board.

**Approval of Minutes**

The minutes for February 4, 2007 were approved as submitted. (**Skaff/Schreck 9-0**)

**Approval of Agenda**

The agenda was approved with amendments. (**Schreck/Skaff 9-0**)

**Public Agenda**

1. **Scheduled items:** None at this time
2. **Off-agenda items:** None at this time

\*\*\*\*\***Action:** Provide comments/take appropriate action.

**Staff Presentations**

3. **Community Police Report**

*Patrol South:* Officer Carlson, 21 Beat said there continues to be break-ins to cars with valuables. Officers have opened a project to review crime trends.

*Patrol North* Officer Mallard, 41 Beat said there had been two drive-bys with some possible suspects. Increased gang graffiti and the North Broadway Business Association we wanted to start had only two businesses show up to the first meeting.

\*\*\*\*\* **Action:** Receive and file

## **New Business**

### **4. Request for Resolution of Support for Application for Housing Tax Credits (Mesa Verde)**

*Mark Stansberry*, Housing gave a brief overview of the request from Mennonite Housing Rehabilitation Services, Inc. (MHRS) for a City Council resolution of support for an application for Housing Tax Credits in connection with the Mesa Verde single-family housing development. *Stansberry* explained this was not the first time a request for the tax credits for this property had been made and approved for support from City Council in 2004. *Stansberry* continued he was now working with Mennonite Housing who was requesting the credits. Both housing and Mennonite Housing have been to the Sherwood Glen NA to seek their approval. The association is in support of the tax credits and is looking forward to Mennonite Housing in the area.

*Andy Bias*, Mennonite Housing stated the previous credits had to be turned back in and then reapply for 100% tax credit to make the project more affordable. *Bias* said there would be a total of 42 units with 24 credit received and 18 for market sale. The homes would be three bedrooms with no basement and a Two-car garage. The units have to lease for 15 years and then can be purchased at a reduced fee. At present, development on infrastructure has begun.

**Foster** asked if this would include a training facility for the homes located near Arkansas Ave. *No.*

**Escobar** asked if there a different number of housing units this time? *No same as before 24 units as*

*rentals.* **Schreck** stated he was surprised that some construction had started and asked where is the training center located on the Plat? *The training center is located on Reserve A.*

What about the contract between your group and SER, how will this be tied down, as both groups? *Bias said this has to be maintained for 15 years by the same group (non-profits).*

**Schreck** asked if SER was to sell their share how that would be. *This is a complicated process; they won't get out of it for 15 years.* **Schreck** also voiced concern about how to get out of the complex; you need a street off of Wormer to exit? *You would be able to leave through the back side of complex.* **Carr** asked that if the street construction was sufficient we would not review this again unless development was to increase, correct? *If development increases it would need to be reviewed.*

\*\*\*\*\* **Action:** The District VI Advisory Board made a motion to recommend Approval for adoption of the resolution of support for the Housing Tax Credit Application, subject to further review in accordance with the City of Wichita's Housing Tax Credit Policy. **(Foster/Aldrich 9-0)**

### **5. 5-year Transit Development plan**

*Cody Christiansen*, Tran Systems stated his company had been selected to develop a five-year Transit Development Plan (TDP) to guide Wichita Transit in providing public transportation services for Wichita and was speaking tonight asking for input on improvement. *Christiansen* said at present there are 18 routes with 8000 riders Monday thru Saturday. The \$10million budget comes from various funding sources. Our purpose is to improve transportation and we need system changes such as routes or time of day or some other change. Through the data collection we will be looking at the growth of the city, reviewing each route and how they perform. Also, we plan to conduct market research and hold focus groups for input and look at potential funding prospects.

**Schreck** asked have you looked at going to aircraft industry for input on routes with varying shifts or use different size of buses for various routes. **Carr** thanked Transit for the new bus benches and said she thought we needed more as she sees people sitting on curbs. **Carr** then asked when USD259 stops busing; don't you believe this will increase your riders to get the kids to school? *Christiansen* responded that would be something to look at. **Skaff** commented it is very important to have public transportation to avoid parking especially with the downtown arena and the 21<sup>st</sup> street revitalization coming soon.

**VanWalleghe**n said now that Dillons at 13<sup>th</sup> and Waco moved people who used to walk to the store now have to go downtown and transfer to get to the store. **Escobar** included she has clients who use the bus system daily and just to get to locations such as SRS/Youthville it can take up to 3-4 hours to get them there. What about having buses that can get you straight to these locations? Some people who work

different shifts can't get home due to recent changes to the bus schedule. It's very hard to use.

*Christiansen said all of these factors will be looked at.*

**Foster** said he didn't know the bus fares only pay 17% of the transit budget and how will you use this info once it's gathered? *The national average is 20% and the fare is just a portion of subsidizing.* **Foster** asked if they have to maintain 17% now. *If we add routes we have to know how to pay for them possibly by changing routes not doing well.* **Aldrich** asked if he had info on how many people utilize each route on a monthly basis in order to get more value per ride. This could be a possible decrease in operational cost to the city. *Christiansen stated we know the cost to operate each route but it may need to be reviewed.* **Miller** thanked *Christiansen* and suggested before the study begins to hold a town-hall meeting and to connect with groups by survey to the people who need and use the bus at present. **Miller** continued saying with the homeless survey just utilized we want to incorporate this program together maybe a bike and bus combination where they can connect with bike paths and even include bike racks on the bus.

\*\*\*\*\* **Action:** The District VI Advisory Board provided input on the development of the TDP.

## **Planning**

### **6. CUP2008-00005-ZON2008-00007 2626 W. Keywest Community**

*Bill Longnecker, Planner* presented the case background on a zone change to Create DP-311 the Moorings Plaza II Commercial and Residential Community Unit Plan; zone change to LC Limited Commercial and NR Neighborhood Retail Generally located south of 53rd Street North and west of North Meridian Avenue. DAB members were provided the MAPD staff report with their recommendations for review prior to the meeting.

Gene Rath, MKEC the applicant for the agent presented the case background and answered questions.

**Board Members** questions/concerns included:

- Reserve A: who will be responsible for maintenance of area?
- The deceleration lanes from Meridian to Keywest will there be one?
- How much masonry wall will there be and how far back from the solid wall will allow for a buffer from residents' back yard?
- Are there apartments planned now to be built?
- On the South side of Keywest, are there plans to leave an opening? Keywest has enough traffic.
- Is there to be a sidewalk along Keywest?
- Any new platting for the utilities to go underground.
- Any preliminary negotiations with health care providers?
- Is the wall easement to be 5 ft?
- Concern about the positioning of lights, the illumination will be looking down at whatever is going to be on the other side of fence.
- Parcel 2 with limited commercial (LC) there is no need for this area. Wal-Mart is considered as LC already. There is a need for neighborhood commercial (NO) but not for a Lowe's or another large store.

Fourteen (14) Members of the public comments/concerns were:

- ✓ I just bought my home, can this be put into writing what he plans to put in.
- ✓ I moved here two years ago due to no retail and I'm concerned there is no access off of Keywest and for the neighborhood kids.
- ✓ What about the height of incoming properties? Whatever Kurt does will probably be done well. We don't want this like south of the Moorings with commercial property all up and down Meridian.
- ✓ The traffic flow could go off of Keywest and extend 51<sup>st</sup> street straight across for multi-family residential. Also you could put a traffic light at 51<sup>st</sup> near the new residential area. This would help with the traffic going to Camp Hiawatha.

- ✓ I will be across the street from the retail, how much light will there be? I asked for berms to be built higher and nothing ever happened. I want a commitment that they will do what they say.
- ✓ How many acres for MF-18-renters? It's okay to have but I don't want them as neighbors.
- ✓ If they build assisted living homes get used to ambulances and delivery trucks. I paid too much money for my home to now have this.
- ✓ I don't want to look at the back of neighborhood offices-retail and assisted living facilities are not well maintained.
- ✓ We feel we can't fight city hall.
- ✓ I feel like why should we listen to any governing board to approve this. I won't take this lying down.
- ✓ I'm concerned about the value of our homes. This has been a quiet-safe area and now you want to bring in strangers we don't know.

\*\*\*\*\* **Action:** The District VI Advisory Board made a motion to recommend **Denial** (Miller/Carr 8-1 Aldrich) of request as presented today due to concerns of commercial development and multi-family residential adjacent to the present residential area.

7. **ZON2008-00001 V/L on SE corner of Market and 24<sup>th</sup> Street N.**

8. **ZON2008-00003 2448 N. Market Street**

Bill Longnecker, Planner presented the case background on a zone change from "B" Multi-family Residential to "GC" General Commercial, generally located on the southeast corner of Market and East 24th Street North. DAB members were provided the MAPD staff report with their recommendations for review prior to the meeting.

**Board Members** questions/concerns included: 1) will the closures to driveways be torn out and curbing put in; 2) there is no reference to **solid** screening; 3) when fencing goes in will you not cut down the trees; 4) is the property out of compliance due to its not paved and 5) the proposed changes will make the area look better. Responses were given for each question/comment noted.

There were no members of the public to speak in favor or opposition of the request.

\*\*\*\*\* **Action:** The District VI Advisory Board made a motion to recommend to the City Council **Approval** (Foster/VanWalleghen 9-0) of the request based on staff recommendations and to include a solid fence with a 6 or 8ft. height and to save any trees from removal when possible.

**Board Agenda**

9. **Problem Properties**

- 34<sup>th</sup>/ Edwards: Junk noted north of the intersection near Meridian Gardens.
- West and Central/9<sup>th</sup>: 2 or 3 drinking establishments with signs on trailers with no wheels
- Graffiti: on the McDonald's at St. Paul and Meridian south of 13<sup>th</sup> street.

\*\*\*\*\***Action:** Receive and propose appropriate action.

10. **Neighborhood Reports**

No reports were submitted.

\*\*\*\*\* **Action:** None

**Updates from the council member**

- Horse issues: Kay Johnson, ES Director is meeting with the Law department to discuss changes to the Animal Maintenance Permit. They have the list of the addresses Pat provided at our meeting for review.

## Announcements

- Next DAB meeting will be held on Monday, April 7, 2008

With no further business to discuss the meeting adjourned at 9:50 (Carr/Schreck 9-0)

## Guests

Chris & Cindy Harrod	5018 Harborside 67204	<a href="mailto:CHSKYPILOT@COX.NET">CHSKYPILOT@COX.NET</a>
Kevin Berry	4747 Cobblestone Moorings 1	<a href="mailto:4Kbear@Cox.Net">4Kbear@Cox.Net</a>
Cal Gertz	2805 Bent Bay Moorings	<a href="mailto:A1Gertz@Yahoo.Com">A1Gertz@Yahoo.Com</a>
Mary & Quentin Doll	4950 Portwest Moorings	
Gregory Chinn	2300 W. 51 <sup>st</sup> N.	<a href="mailto:Greg.Chinn@AG">Greg.Chinn@AG</a> Edwards.com
Dan & Linda Shea	3515 Bayview Ct. Moorings	
Delora Donovan	1559 Ferrell Dr. 67203 NRNA	<a href="mailto:deloradonovan@gmail.com">deloradonovan@gmail.com</a>
Tamara & Richard Gross	5021 Sandkey Ct. Moorings'	<a href="mailto:tsgross1@aol.com">tsgross1@aol.com</a>
Shirley Garner	4910 Harborside Dr. Moorings	
Jerry & Loraine Browning	2602 Bentbay Moorings	
Ben Shanks	3105 Bayview St. Moorings	
Kurt Bachman	5025 Harborside Ct. Moorings'	<a href="mailto:kwt@krtbachman.com">kwt@krtbachman.com</a>
Kathleen Bachman	4829 Portwest 67204 the Moorings	
Kathleen Neu	2341 W. Harborlight Ct. 67204 Harbor Isle II	<a href="mailto:kneu1@yahoo.com">kneu1@yahoo.com</a>
Robert & Christine Patterson	2614 Bentbay Moorings	
Pat Brinton	4708 BAJA 67204 Moorings	
Marvin Kallenbach	2703 Bentbay Moorings	
Jim & Gale Smith	2643 W. Keywest Moorings	
Andrea Barry	4747 Cobblestone 67204 Moorings	<a href="mailto:4kbear@cox.net">4kbear@cox.net</a>
Steve Jacobs	2609 Bentbay Moorings	
Brent Youngers	3102 Bayview Moorings	
Leonard Sullivan	2718 Bentbay Cir	<a href="mailto:basullivan@prodigy.net">basullivan@prodigy.net</a>
Will Hall	2616 Timbercreek Moorings	
Les Hostetler	4906 Arborside Moorings	
Kathy Gutowskie	3933 N. Clarence Sherwood Glen	
Stephen W. Jones	5013 N. Harborside Moorings	<a href="mailto:jonessteve@yahoo.com">jonessteve@yahoo.com</a>
Cody Christensen	2400 Pershing Rd Ste.400 Kansas City, MO 64108 Tran Systems	
<a href="mailto:ctchristensen@transystems.com">ctchristensen@transystems.com</a>		
Melissa Youngers	3102 Bayview St. Moorings	
Johathan & Amy Schupbach	3415 Bayview Moorings	
Bill & Ruth Anderson	2615 Keywest Moorings	
Alejandro Calderon	1623 S. Emporia 67211 El Pueblo tuero7wcor.net	
Kathleen Wooten	2813 W. Bentbay Moorings	
Mana Sadd	4934 Harborside Moorings	
William Neu	2341 W. Harbor Light Ct. 67204	Harbor Light
<a href="mailto:WHNEU1@YAHOO.COM">WHNEU1@YAHOO.COM</a>		
Davina Willis	4929 Sandkey Ct. 67204 Moorings	<a href="mailto:fivlimeys@cox.net">fivlimeys@cox.net</a>
Brad Bachman	4829 Portwest Wichita, KS. 67204 Moorings	<a href="mailto:brad@bachmanhomes.com">brad@bachmanhomes.com</a>
Chris Schafer	2708 Bentbay Cir. 67204 Moorings'	
Julie Hall	2616 Timbercreek Moorings	
Larry & Nicki Soice	3226 Keywest Moorings	
Joe Soto	4913 Sandkey Ct. 67204 Moorings	<a href="mailto:joesoto@cox.net">joesoto@cox.net</a>
David & Jazen Peter	2812 Bentbay Cir Moorings	

Rich Oliverson	2655 Keywest Ct. Moorings
Rob & Julie Marisk	2623 Keywest Ct. Moorings
Phil & Rachel Walkup	2703 Keywest Moorings
Bill & Pam Armbrister	2723 W. Bentbay Cir. Moorings
Don Myers	4708 Cobblestone Moorings
Brian & Vicki Hickman	2815 Keywest Ct. Moorings
Merle Simpson	2543 Keywest Ct. Moorings
Karon Mitchel	4915 Portwest 67204 Moorings
M.S.Mitchell	1215 Forest 67203 RCA
Janet Bachman	2820 Bentbay Moorings
Curt M Ealz	2843 Keywest Ct. Moorings
Mi Trudle	2921 Keywest Moorings
Charles T. McAdam	5014 Harborside Moorings
Scott & Sue Kailen	4956 Baja Moorings
Jim Winter	2839 Keywest Ct. Moorings
Midge Oneil	4822 Portwest Moorings
BJ Haynes	5115 Harborside Moorings
Paul Buchanan	3141 Keywest Ct. Moorings
Brent Anderson	3409 Bayview Moorings
Lloyd Parriah	3553 Bayview Moorings
Marilyn McElroy	2603 Timbercreek Moorings
JD Patton	1939 W. Gow Indian Hills
Roger & Linda Bish	3106 W. Bayview Moorings
Gaye Erwin	3110 Bayview Moorings
Debbie Harmon	3602 N. Meridian
Greg Boyijian	3325 W. 9 <sup>th</sup>
Jerry Prichard	Indian Hills-Riverbend N.A.